

A COMMUNITY ON THE MOVE · VOLUME 1 NO. 8 · WINTER 2001

# Surprise

## PROGRESS

Welcome to Surprise Progress. Surprise Progress is published by the City of Surprise Public Information Office and distributed to all City residents via direct mail. This issue also includes an insert from the Dysart School District that is intended to inform residents about what is going on in the school district. We hope you like our format and content. We'd like to hear from you about Surprise Progress. Please call or e-mail us.

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### A Tale of Two City Shopping Centers

Who is Warner Gabel and why did he pick Surprise to build two of the Northwest Valley's premier shopping centers?



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### Keeping an Eye on Crime

Block Watch program is key to safe neighborhoods. Find out how to start one in your area.

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### Speaking of Surprise Police

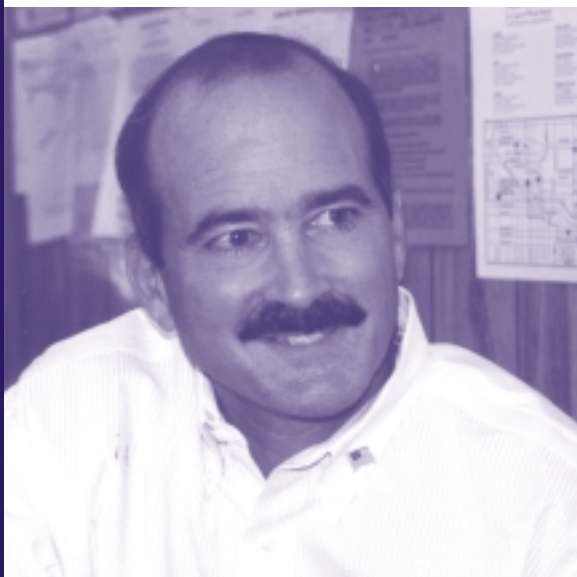
Meet Scott Bailey, the department's first public information officer.

# Why Surprise?

Phoenix native Warner A. Gabel doesn't remember much about Surprise - just the oddity of the name - but when business brought him to the West Valley, farmland on the northwest corner of Grand Avenue and Bell Road often caught his eye. "I'd look at it and think, 'One day this is going to be some fabulous property.' I didn't think big enough to see something of this magnitude," said the developer of Surprise Towne Center, "and I never dreamed I'd be one of the partners."

The premier power center featuring the state's largest Wal-Mart Supercenter, along with Home Depot and a host of other national retailers is one of the first big projects for Gabel who spent most of his 21-year career on the brokerage side of the commercial real estate business.

It was four years ago that Gabel's investment group purchased the 60 acres dubbed by City officials as "The Golden Triangle" and negotiated the option to buy 60 more on the south side of Bell Road. "There were no deals made when we went non-refundable," Gabel said, and developing a power center on a triangle-shaped piece of property was complicated.



Warner Gabel

"There was only one place Wal-Mart could go and I knew if we couldn't fit them in, they would build somewhere else."

Gabel landed the 229,000-square-foot Wal-Mart and the rest is history. "Most of it was luck. It was just a timing thing. It was the right time to build this for the community," said Gabel. The words "appreciative, grateful, blessed, and fortunate," sprinkle the conversation as Gabel talks about his life and latest achievement, but it was in the early stages of building Surprise Towne Center, that the long-time Boys and Girls Club volunteer experienced his most devastating loss.

In June of 1999, the youngest of his three children, 2 1/2-year-old Carolyn, drowned in a backyard pool. "I think I walked around in a fog for the first six months," he said. It was through counseling, his faith and the commitment to the project that Gabel was able to carry on. "I feel very appreciative to have my investors support what I wanted to do out here," he said, "and that they hung with me through some very difficult times personally."

Now in it's last year of development, there are five major tenants, 11 shops and nine restaurants already open in Surprise Towne Center, with another 12 - including two restaurants - expected to open by Fall 2002. On the south side of Bell Road, where Gabel and his partners exercised their option to buy all 60 acres, Target is open and Lowe's Home Improvement is under construction and scheduled to open in January 2002 with more restaurants and retailers in the works. When build out is complete, the two power centers will include more than 1 million square feet of retail space.

AGE  
49

EDUCATION  
Scottsdale's Saguaro High, 1970;  
Bachelor's degree, University of  
Arizona, 1974.

OTHER LANGUAGES  
Spanish

MARITAL STATUS  
Met Kathy at a friend's wedding;  
married at age 36. "She was  
athletic, smart and beautiful -  
she still is - it was the right  
move for me."

HOBBIES  
Deep sea and trout fishing;  
mountain biking; a little golf.

COMMUNITY INVOLVEMENT  
Twenty-one years with Boys and  
Girls Clubs of Metro Phoenix;  
currently serving as treasurer of  
the Board of Directors. (The  
Club on 15th St. south of  
McDowell is named after his  
father). Life member of the  
Phoenix Thunderbirds.

FAVORITE MUSIC  
Rock, new age & classical.

CURRENTLY READING  
"The Lion's Game," by  
Nelson DeMille, a birthday gift  
from my mother.

LAST BOOK READ  
"Sea Biscuit," the story of the most  
successful racehorse of our time  
and his amazing comeback after a  
career-stopping injury.

FAVORITE SAYING  
"'Love many, trust few and always  
paddle your own canoe.' I'm not  
sure what that means, but I like it."

QUOTE TO LIVE BY  
"The Serenity Prayer: God grant me  
the serenity to accept the things I  
cannot change, courage to change  
the things I can, and the wisdom to  
know the difference."

**Q:** How did Surprise Towne Center get its name?  
**A:** We wanted to pay tribute to the community more than anything else. We knew in talking with people at the City, that the new part of Surprise was going to be on the west side of Grand and it was in that spirit that we put the City's name on it. We never intended to call it Gabel Towne Center or Gabelville (laugh). That's not my thing.

**Q:** What are your thoughts/reactions when you look at Surprise Towne Center?  
**A:** I'm pretty happy with it. I'm proud of what we've accomplished out here. We still have work to do cleaning up, putting some finishing touches on it, planting flowers in the pots, but in general, for a first effort and for something of this magnitude, I'm pretty pleased. We surrounded ourselves with the best people we could find - The Weitz Company (general contractor for Arrowhead Towne Center, Superstition Springs, Prescott and other malls) and Gary Brown of Brown Group who developed a lot of the earlier Phoenix power centers for Opus Southwest. He was a great help to us. Of course there are always things that you would do differently once you've been through the learning curve.

**Q:** What's the name of the shopping center on the south side of Bell (where Target and Lowe's are located)?  
**A:** Surprise Marketplace.

**Q:** Will Surprise Marketplace look similar to Surprise Towne Center?  
**A:** Probably not. At Surprise Towne Center we tried to put as much embellishment into the buildings as we could without breaking the bank. We'd like to see a little more diversity at Surprise Marketplace. We want it to be as attractive and interesting as possible and to that end, we have three architectural firms participating in a design competition.

We're still putting together the tenant mix, but you'll see a little different line up of merchandisers in Surprise Marketplace. We'll probably have an electronics store, two or three apparel stores and shop tenants, as well as more sit-down restaurants. We're negotiating with four now. We have another 10 acres on the southwest corner of Bell and West Point Parkway - I think we can do something kind of fun on that site and might have an entertainment concept there.

**Q:** What's the time frame?  
**A:** I'd love to be under construction by the third quarter of next year, but we'll have the pads to bring in some of the restaurants right away.

**Q:** Will we see you developing property anywhere else in Surprise?  
**A:** Very possibly. I like working out here and I like working with the City, but it's a little early to take my eye off the ball. A year-and-a-half from now, I'll be in a better position to answer that.

**Q:** What are your thoughts/reactions regarding Surprise Center, the City's downtown development?  
**A:** It's very exciting. We think it can only complement what we're doing on the neighboring parcels. We'd like to see more recruitment of major employers for Surprise (i.e. new office and manufacturing jobs) and I know many efforts are under way to do that. I've been asked to join the SEDAB (Surprise Economic Development Advisory Board). I hope I can be of some help to the City in that capacity. New job creation would help the entire community.

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Daniel Morris  
Antonio Segarra  
Ken Senft  
Lyn Truitt

coming soon

Watch this column  
for businesses coming  
soon to Surprise.

- Surprise Towne Center (northwest corner of Grand Avenue and Bell Road): International House of Pancakes.
- Fry's Plaza (15508 W. Bell Road): Quizno's Subs.
- Sun City Grand: A 32,300-square-foot office building at 14800 W. Mountain View Blvd. will include the offices of Gordon Williamson, DDS.
- Mountain View and Grand Avenue: Bealls Department Store and Outback Steak House
- Del Webb Commerce Park (northwest corner of Bell at 134th Avenue): Checker Auto Supply.
- Other developments include Discovery Works Learning Center, a day care at 15175 W. Mondell; Chicago Title at 13706 W. Bell Road; and Sun City Awning & Patio relocating its office and showroom to 12723 W. Grand Ave.



# Block Watch Sets Sights on Neighborhoods



For more info on Block Watch, or to request tips on home security, call [Mark Ortega at 623.583.1085](tel:623.583.1085), x26, or contact him by e-mail at [mark.ortega@surpriseaz.com](mailto:mark.ortega@surpriseaz.com).

While thefts are common in most neighborhoods throughout the City, crimes are down in Coyote Lakes, Sun City Grand and Summerfield subdivisions. The difference, according to a Surprise Police Officer, is Block Watch.

"Coyote Lakes has very active block watches. If you compare them to the parts of the City that don't, I'd say there's a reduction (in crime) of more than 50 percent," Officer Mark Ortega said. In Sun City Grand where there are Block Watch programs in almost every neighborhood, the crime rate is almost nil compared to other areas of the City, he added. "It does make a very, very obvious difference."

Overall, Surprise enjoys one of the lowest crime rates in the state when compared with cities of similar size, but the newly assigned Community Relations Officer wants to see it go even lower. The key, he said, is a Block Watch on every corner.

"The mantra behind Block Watch is that crime is a community problem. Through this program we're empowering neighborhoods to police themselves and it's done through communication," Ortega explained. "The concept is simple, but very effective."

Here's how it works: Neighbors come together for a community meeting to get to know each other, exchange information and learn how to spot and report suspicious activity. "A watchful neighbor is the best burglar alarm," Ortega said. "Neighbors catch things no one else will." Facilitators are Block Watch Captains, who spend an average of six to eight hours a month creating and updating a map with neighbor's names and telephone numbers, distributing a Block Watch newsletter created by the Surprise Police Department, serving as a contact for the Department, and keeping neighbors up-to-date on any crime trends.

Neighborhoods with Block Watch programs typically register a high number of calls to report suspicious people or vehicles, Ortega said. "In neighborhoods with a high number of theft calls there are almost no suspicious person calls. My goal is to raise the number of suspicious vehicle/suspicious person calls."

Ortega's biggest roadblock is the misconception that Block Watch breeds nosy neighbors. "Everyone assumes that 'Now my business is going to be everyone's' and that's just not true," he said. "Block Watch just means being alert to what's going on around you as part of your everyday life. The number one factor in violent crime is apathy. We as citizens must get involved."

## Think your neighborhood is safe just because it's new? Think again.

"New neighborhoods are easy pickings," according to Mark Ortega, community relations officer for the Surprise Police Department. "People are moving in with new stuff, cool stuff and there's a false sense of security."

**An open garage is often an open invitation to burglars.**

Ortega recommends keeping the garage door closed as much as possible - even when you're outside - because in new areas thieves easily blend into the myriad of construction vehicles passing by. "Thieves do their shopping early in the afternoon. They'll write down the address and come back," he explained. "It's easier than not knowing what's behind door number three."

## New Trucks Bolster City's Firefighting Capabilities

Two shiny new Christmas red fire engines rolled into Surprise this month, just in time to herald the opening of a new station in the northern part of the City. Made by American LaFrance at its Casper, Wyoming plant, the 2001 model fire engines cost \$720,000 including equipment, but are expected to provide more than a decade of front-line service.

Coupled with the addition of nine firefighters - December graduates of the 12-week Phoenix Fire Regional Academy -

and a new command truck for the Battalion Chiefs, the Surprise Fire Department significantly beefed up its ability to respond to fire and medical emergencies.

The December opening of **Station 4** at 163rd and Grand avenues is expected to improve response times to Surprise residents in Saguaro Acres, Saguaro View, Section 10, and the north side of Sun City Grand.

Despite the temporary look of the modular building, the facility offers the same services as the other two stations with four firefighters on duty each shift. A brush truck and one of the new fire engines will be housed there as well.

**Surprise's original fire station** is located on Hollyhock Street in the Original

Townsite. **Station 2** is on Reems Road west of Albertson's Shopping Center.

**Station 3**, will be built in 2002 near Cotton Lane and Greenway Road. To prepare for its opening, the Surprise Fire Department will send another seven recruits to the academy in January.

A 2001 Ford crew cab pickup is serving as the new on-scene command center for a growing crew of battalion chiefs, including Jackson Bearden, Kevin Pool and Bruce Van Scyoc.

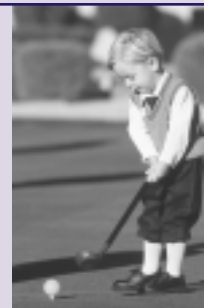


# youth sports

## ITTY BITTY OPEN (GOLF)

Introducing youngsters to the game of golf is the idea behind the Itty Bitty Open set for Jan. 12 at Arizona Traditions in Surprise. Sponsored by the City of Surprise Parks, Recreation and Library Department, Junior Golf Association of Arizona (JGAA), Phoenix Thunderbirds, and City of Phoenix this free program is open to all 3, 4, and 5-year-olds. In clinics scheduled for 9 a.m., 10 a.m. and 11 a.m., a PGA professional will instruct children in the basics of golf, followed by a fun, non-competitive golf tournament.

An adult caddie must accompany each golfer and a contest will be held at each session for "Best Dressed Golfer and Caddie Team." Arizona Traditions is located at 11725 N Citrus Road, five miles west of Grand Avenue on the north side of Bell Road. Registration forms are available at the Surprise Parks, Recreation & Library offices by calling 623.583.0002, but must be returned to JGAA at the address listed on the flyer. For additional program information call the JGAA at 602.944.6168.



## YOUTH BOYS/GIRLS BASKETBALL

Designed to encourage maximum participation and a basic understanding of the fundamental skills of basketball. Fun, teamwork, and sportsmanship are priority! **Volunteer coaches needed.**

Registration: Dec. 17, 2001 - Jan. 12, 2002

<p><b>Saturday Registration:</b> Saturday, Jan. 5: 4 p.m. - 6 p.m. Peter Piper Pizza Crossroads Towne Center</p>	<p>Saturday, Jan. 12: 8 a.m. - 11 a.m. Parks, Recreation &amp; Library Administration Office 15818 N. Hollyhock St.</p>
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Registration Fee: \$25 Surprise Resident / \$35 Non-Resident / \$10 late fee after Jan 12

<p><b>Divisions:</b> 5 to 6-year-olds: Itty Bitty 7 to 8-year-olds: Dribblers 9 to 10-year-olds: ABA</p>	<p>11 to 12-year-olds: CBA 13 to 15-year-olds: NBA 16 to 18-year-olds: Mentor Division</p>
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## BOYS/GIRLS FLOOR HOCKEY

Designed to introduce the sport of Floor Hockey to boys and girls ages 5 to 12 while promoting fun, participation, sportsmanship and skill development. **Volunteer coaches needed.**

Registration: Feb. 19 - March 2

**Saturday Registrations:** Saturday, March 2: 8 a.m. - 11 a.m.  
Parks, Recreation & Library Administration Office  
15818 N. Hollyhock St.

Registration Fee: \$25 Surprise resident / \$35 non-resident / \$10 late fee if received after March 2

Divisions: 5 to 6-year-olds / 7 to 8-year-olds / 9 to 10-year-olds / 11 to 12-year-olds

For more  
information:  
Contact the  
Surprise Parks,  
Recreation &  
Library Offices  
by calling  
623.583.0002

# special interest

## SPECIAL INTEREST CLASSES CHEERLEADING

Youth 6 to 12-years-old will learn chants, cheers and more, and will perform at the City of Surprise Parks, Recreation and Library Department youth basketball games.

Registration: Dec. 17, 2001 - Jan. 12, 2002

<p><b>Saturday Registrations:</b> Saturday, Jan. 5: 4 p.m. - 6 p.m. Peter Piper Pizza Crossroads Towne Center</p>	<p>Saturday, Jan. 12: 8 a.m. - 11 a.m. Parks, Recreation &amp; Library Administration Office 15818 N. Hollyhock St.</p>
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Registration Fee: \$30 Surprise resident / \$40 non-resident / \$10 late fee if received after Jan. 12.

Cheer Squads: Boys/Girls ages 6-8 & Boys/Girls ages 9-12

# adult sports

## ADULT CO-ED VOLLEYBALL

Teams play six-on-six indoors at the Villanueva Recreation Center. Season consists of eight games played on Sunday afternoons. All skill levels are welcome. Games begin March 3 and will be played at Villanueva Recreation Center, 15660 N. Hollyhock St. For more information, call Adam Robinson at 623.815.5477.

Registration: Jan. 15 - Feb. 15: 8 a.m. to 5 p.m. Monday through Friday  
Parks, Recreation and Library Department Administration Office  
15818 N. Hollyhock St.

Registration Fee: \$100 per team: Teams register as a whole with fee & roster due at registration.

\*WATCH FOR REGISTRATION DATES FOR ADULT MEN'S/CO-ED SOFTBALL & ADULT 3-ON-3 BASKETBALL

## CITY OF SURPRISE OFFICES CLOSED FOR HOLIDAYS

Surprise City offices will be closed on Tuesday, Jan. 1 for the observance of New Year's Day. City offices will also be closed Monday, Jan. 21 for the observance of the Martin Luther King Holiday. On Monday, Feb. 18, City offices will be closed for Presidents Day.

All City offices will be closed and there will be no City services.

Monday and Tuesday trash collections will be delayed one day during the holiday weeks. People who have their trash collected on Monday will instead have it collected on Tuesday. Residents who normally have their trash collected on Tuesday will have it collected on Wednesday during the holiday week.

For more information, contact the City's Public Information Office at 623.583.4840.

## FIREFIGHTERS OFFER CPR CLASSES

Surprise firefighters continue to offer CPR classes to City residents each month as part of the City's on-going Pool Safety and Drowning Prevention Program. CPR classes are scheduled for Jan. 19 and Feb. 16. The classes are from 9 a.m. to 1 p.m. at Surprise City Hall, 12425 W. Bell Road. For more information, or to register for the certification class, contact the Surprise Fire Department at 623.583.8225.

## CHRISTMAS TREE RECYCLING STARTS DEC. 26

The City of Surprise will once again join with the Arizona Department of Environmental Quality in operating Christmas Tree Recycling Centers in Surprise. Residents can drop off their discarded Christmas trees at three locations beginning Dec. 26. The centers will operate through Feb. 1, 2002.

The locations are: 16560 N. Dysart Road (Surprise Vehicle Maintenance Facility), 18600 N. Reems Road (Surprise Fire Station) and 15151 W. Greenway Road, (Surprise Center).

For more information, contact the City's Public Works Department at 623.583.0947.

## Illinois Man Chosen as Chief of Police

A man who worked his way up from officer to assistant chief in 24 years with the Springfield, Ill. Police Department is Surprise's new police chief.



Daniel R. Hughes, 48, joined the Springfield department in 1977 and when he left in December was Assistant Chief of the Field Operations Division, responsible for overseeing 165 of the department's 329 employees and administering \$18 million of the \$24 million budget. Springfield, the state capital, has a population of 117,000.

One of five finalists interviewed in November after a national search yielded 111 applicants, Hughes starts work Jan. 7 at a salary of \$93,332. He will supervise an 85-member department, 30-member Citizens Courtesy Patrol and oversee a budget of nearly \$6.1 million.

His credentials and varied experience in a growing department made Hughes a "standout," said City Manager Bill Pupo. "Dan comes from a community and police department very similar to Surprise in terms of growth and development so he understands the needs of a growing community and a growing department," he said. Pupo added that Hughes places a high value on community oriented policing methods - a leadership style the Surprise Police Department has begun to implement.

Hughes said it was the family-oriented community and the "limitless possibilities" for both the City and department that prompted him to apply for the position. Hughes and his wife, Judy, have two children.

## THE MAYOR IS IN SCHEDULE SET FOR JANUARY/FEBRUARY

Mayor Joan Shafer will conduct her Mayor Is In program at a variety of locations during January and February.

On Jan. 5, from 9-11 a.m., the Mayor Is In will visit the Albertson's store on the corner of Reems Road and Grand Avenue. On Jan. 26 the Mayor will appear at Wal-Mart in the Surprise Towne Center from 9-11 a.m. Feb. 9 the Mayor will be at Fry's from 9-11 a.m. on the corner of Reems Road and Bell Road, and on Feb. 23, she will appear from 9-11 a.m. at the Safeway store on the corner of Parkview Place and Grand Avenue.

The Mayor Is In offers residents the chance to meet with the Mayor on an informal basis and discuss various issues and concerns. No appointment is necessary. For more information, contact the Mayor's office at 623.583.5899.

## BULK TRASH PICK-UPS BEGIN JANUARY 7

The City of Surprise kicks off its 2002 bulk trash collection schedule Jan. 7 in the Original Townsite neighborhood east of Litchfield Road. The collection will also include Coyote Lakes, West Point Towne Center and Roseview. The collection will take place between Jan. 7 and Jan. 18.

Between Jan. 21 and Feb. 1, bulk trash collections will be done in the Original Townsite neighborhood west of Litchfield Road. The collection will also include Sun Village, Summerfield, Kingswood Parke, Mountain Vista Ranch, The Orchards, Bell West Ranch, Ashton Ranch, Greenway Parc, Legacy Parc and Countryside.

Feb. 4-14, collections will be done in the Happy Valley Road/Section 10 area, and Feb. 18 through March 1, collections will be done in the 163rd Avenue area.

To schedule a pickup, or for more information, contact the Public Works Department at 623.583.0947.

## PAPER RECYCLING BIN AVAILABLE AT CITY HALL

The City of Surprise, in cooperation with Sun City Lions Recycling Association, operates a paper-recycling bin on the southwest corner of City Hall Square, 12425 W. Bell Road.

The bin may be used for magazines, newspapers, computer paper etc. Please do not place telephone books in the bin.

For more information, call the Lions Recycling Association at 623.972.0936.

## Scott Bailey: Police Public Information Officer



Spokesman for the Surprise Police Department is a real dream job for Detective Scott Bailey.

"If I hadn't become a cop, I would have been a journalist. I like writing. I like English. I like being involved in stories," said the 24-year-old Arizona native who was appointed to the newly created position three months ago. "It's not just to get my face on TV. I promise. I just find it interesting."

Born in Glendale and raised in Wickenburg, Bailey was hooked on law enforcement at age 14 when his uncle, a Department of Public Safety officer, took him on a ride-a-long. Everything he saw that day impressed him. "I saw that you could really affect people, that you could touch their lives, as a cop," he said.

After graduating from Wickenburg High in 1995, Bailey went to work for his hometown police department, but the positive comments he heard about the Surprise Police Department - even in the training academy - prompted the switch to Surprise two years ago. "I'll retire from here if they don't fire me," he said. "I think some of our ideas are pretty cutting edge. It's a progressive, young department, and I wanted to get in now - on the bottom level - so when it's the size of Glendale I can say I was a part of it."

Bailey took on code enforcement duties earlier this year before assuming his role as Public Information Officer. In addition to writing press releases and responding to media inquiries, he handles most on-camera

**EMPLOYEE SINCE:**  
1999

**HOBBIES:**  
Hunting, mostly birds ("I don't kill Bambi") and fishing; collecting police patches

**PET PEEVE:**  
Things out of place. Everything on my desk has a spot.

**FAVORITES...**

**RESTAURANT:**  
P.F. Chang's

**BEVERAGE:**  
Coke

**BOOKS:**  
Murder Mysteries. Currently reading "Along Came a Spider"

**MUSIC:**  
Country

**MOVIE:**  
"Full Metal Jacket"

interviews about incidents involving the police department.

Bailey attended a FBI training school for public information officers in September, and he's planning to return to college to earn an associate's degree in communications. "I love my job and I'll do this as long as they let me," he said.



CITY OF SURPRISE  
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Surprise, Arizona 85374

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POSTAL PATRON

## city's new grants writer strikes gold

The students' faces lit up as School Resource Officer Randy Thomas joined them at their cafeteria table for some informal lunchtime banter.

In the few short months since school began, the Surprise cop has become a familiar face and trusted friend at West Point Elementary School. "They tell me their personal problems and home problems. I'm someone they can talk to without feeling any pressure," Thomas said, "Boyfriend, girlfriend problems - I've heard it all."

The veteran officer pulls lunchroom and playground duty, helps with traffic control, as well as truancy and discipline problems, but his main goal is just to "hang out" and be a friend to students.

Principal LeAnn Andrews said she appreciates Thomas' day-to-day help and support in dealing with serious situations, but it's the intangible benefits of having an

officer on campus that matters most. "Just having him visible with the students and interacting - and not always in a disciplinary fashion - but talking with kids and getting a friendship going. It's really a nice thing," she said.

A \$375,000 award from COPS in Schools brought the School Resource Officer (SRO) program to Surprise for the first time this year. The COPS money will help pay for three officers for the next two years - one each for Westpoint, Kingswood and Paradise Education Center - as well as their required out-of-state training.

"That was a real big catch - it really was. We're going to be seeking more of those types of federal grants," said Michael Celaya, the City's first Grants Administrator, who was hired in September to help City departments look for alternative funding sources. "It will free up department budgets to do other programs, and with the growth in this community, funding assistance is essential," he said. "It's like the lottery; if you don't play you don't win."

